

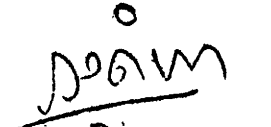
महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६  
कलम ३७(१अ) अन्वये नोटीस.

नवी मुंबई महानगरपालिकेच्या नियमावलीमध्ये प्रस्तावित  
फेरबदल.

महाराष्ट्र शासन,  
नगर विकास विभाग,  
शासन निर्णय क्रमांक: टिपीबी-४३०८/३३६७/प्र.क्र.६२/२००८/नवि-११  
मंत्रालय, मुंबई : ४०० ०३२, दिनांक : २६ सप्टेंबर, २००८.

शासन निर्णय:- सोबतची नोटीस राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात  
यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने.

  
(अभिराज गिरकर)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

आयुक्त, नवी मुंबई महानगरपालिका, बेलापूर भवन, सीवीडी, नवी मुंबई.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, बेलापूर, नवी मुंबई.

उप सचिव, नगर रचना, मंत्रालय, मुंबई.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची नोटीस महाराष्ट्र शासनाचे साधारण राजपत्रात  
भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११),  
मंत्रालय, मुंबई-३२ व उप संचालक, नगर रचना, कोकण विभाग, कोकण भवन यांना पाठविण्यांत  
याव्यात.)

कक्ष अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची नोटीस विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत  
आवश्यक ती कार्यवाही करावी)

निवडनस्ती (नवि-११).

**Maharashtra Regional & Town  
Planning Act, 1966.**

**Notice regarding Proposed  
Modification to Regulation 44 of the  
DCR for Navi Mumbai Municipal  
Corporation u/s 37(1AA) of the ..**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated 26. September, 2008.**

**NOTICE**

**No. TPB 4308/3367/CR-282/08/UD-11:**

Whereas Government in Urban Development Department vide Notification No. TPB 4306/564/CR-55/06/UD-11 dated 12/12/07 & 21/7/07 has sanctioned the Development Control Regulations for Navi Mumbai Municipal Corporation (NMMC) (hereinafter referred to as "the said Regulations") under section 37 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as the "said Act").

And whereas, Regulation 44.2 of the said regulations prescribes Parking Spaces required for proposed development.

And whereas, Govt. felt that the parking requirements as enlisted in Regulation 44 are insufficient to meet the enhanced requirement at present & future and therefore it is required to amend the provision of Regulation 44 of the said Regulation (hereinafter referred to as "the said proposed modification") and the said proposed modification is in the interest of public.

Now, therefore, in view of the facts and circumstances mentioned above and in exercise of the powers contained in sub-section (1AA) of section 37 of the said Act, Government is pleased to issue the notice for proposed modification for inviting suggestions/objections from any person with respect to the modification proposed.

The Government is further pleased to inform that any objections/suggestions upon the proposed modification be forwarded within 30 days from the date of publication of this notice in the official gazette to the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, 3<sup>rd</sup> floor, CBD, Belapur, Navi Mumbai who is being appointed as an 'officer' under section 162 of the said Act (hereinafter to referred to as "the said officer"). The said officer shall submit his report to Government after scrutinising the suggestions and objections of proposed modification, say of the said Corporation in accordance with the procedure laid down under section 37(1AA) of the said Act

# **PROPOSED MODIFICATION**

Existing provision		Sr. No	Proposed modification	
Sr. No.	Land Use		Land Use	Car spaces
1	2	3	4	5
1	Residential	<p>a. One space for one tenement of built up area more than 60 sq.mt.</p> <p>b. One space for two tenements of built up area more than 45 sq.mt. upto 60 sq.mt.</p> <p>c. One space for four tenements of built up area upto 45 sq.mt.</p>	i) Residential	<p>One parking space for every,-</p> <p>(a) 4 tenements having carpet area upto 35 sq.mt. each.</p> <p>(b) 2 tenements with carpet area exceeding 35 sq.mt. each.</p> <p>(c) 1 tenement with carpet area exceeding 45 sq.mt. but not exceeding 70 sq.mt. each.</p> <p>(d) ½ tenement with carpet area exceeding 70 sq.mt.</p> <p>In addition to the parking spaces specified in (a), (b) (c) and (d) above, parking shall be provided to the extent of 10 per cent of the number stipulated above, subject to minimum of one.</p>
2	<p>i) Star hotels.</p> <p>ii) Hotels.</p> <p>iii) Lodging</p> <p>iv) Restaurants.</p>	<p>i. One space for every 60 sq.mt. of total floor area.</p> <p>ii. One space for every 75 sq.mt. of total floor area.</p> <p>iii. One space for every 100 sq.mt. of total floor area.</p> <p>iv. One space for every 50 sq.mt. of floor area.</p>	<p>For Five, four and three star hotels.</p> <p>For lodging establishments</p>	<p>One parking space for every 60 sq.mt. of total floor area.</p> <p>One parking space for every 60 sq.mt. of total floor area.</p> <p>One parking space for every 60 sq.mt. of total floor area of a lodging establishment.</p> <p>(a) For Grade-I hotels and eating houses, one parking space for every 12.5 sq.mt. of area of restaurant including hall, dinning room, pantry and bar.</p>

					(b) For Grade-II and III hotels and eating houses, one parking space for every 40 sq.mt. of restaurant including hall, dinning room, pantry and bar.
3	Educational	One space for 100 sq.mt. of floor area or part thereof.	3	Educational	One parking space for 35 sq.mt. carpet area of the administrative office area and public service area.
4	Office (Govt. & Pvt.)	One space for every 70 sq.mt. of floor area upto 1500 sq.mt. and one space for every 150 sq.mt. or part thereof for areas exceeding 1500 sq.mt.	4	Govt. or Semi Public or private Offices business buildings.	One parking space for every 37.5 sq.mt. of office space upto 1500 sq.mt. and for every 75 sq.mt. of additional space for areas exceeding 1500 sq.mt. in other areas.
5	Assembly	One space for every 60 sq.mt. of floor area or part thereof.	5	Assembly and assembly halls or auditorium (including those Educational and uses and hostels)	(a) One parking space for 12 seats/persons. (b) Without fixed seats, one parking space for every 15 sq.mt. of floor area. (c) For canteen, bar and restaurant, additional parking required under these Regulations for other permissible users as per provisions made herein for such purposes shall be provided.
6	Business	One space for every 100 sq.mt. of floor area or part thereof.	6	Mercantile (markets, Department, stores, shops and other commercial users)	One parking space for every 40 sq.mt. of floor area upto 800 sq.mt. and one parking space for every 80 sq.mt. of space for areas exceeding 800 sq.mt. provided that no parking space need to be provided for floor area upto 50 sq.mt.
7	Mercantile	One space for every 80 sq.mt. of floor area upto 800 sq.mt. or one for 160 sq.mt. and thereafter.			
8	Industrial	One space for every 200 sq.mt. of floor or part thereof subject to minimum of two spaces.	7	Industrial	One parking space for every 150 sq.mt. thereof to a minimum of two spaces.

9	Storage	One space for every 200 sq.mt. of floor area or part thereof subject to minimum of two spaces.	8	Storage	One parking space for every 150 sq.mt. thereof to a minimum of two spaces.
10	Hospitals	One space for every 150 sq.mt. of total floor area.	9	Hospitals and medical institutions.	One parking space for every 150 sq.mt. of total floor area, except that it would be one parking space for every 300 sq.mt. of the total floor area in the case of Govt. and Municipal hospitals and medical institutions. In addition, one parking space for ambulance parking measuring 10 mt. x 4 mt. for hospitals or medical institutions with bed strength of 100 or more.
11	Institutional	One space for every 250 sq.mt. of floor area or part thereof.			
12	Cinemas & Theatres	One space for every 20 seats.	10	Cinemas and theatres.	Parking spaces equivalent to eight per cent of the total number of seats with additional parking as otherwise also required for other permissible users in conjunction with that of cinema/theatre.
13	Shopping	One space for every 80 sq.mt. of total floor area or part thereof.	11	Shopping (not include under mercantile occupancy)	One parking space for 150 sq.mt. of total floor area in the case of shopping user with each shops upto 20 sq.mt. in area (i.e. in convenience shopping) and one parking space for 50 sq.mt. of total floor area for shops each over 20/30 sq.mt. area.
14	Stadia	One space for every 150 seats plus additional as per the rules for restaurants etc.,	12	Stadia and clubs (included under Assembly Occupancy)	One parking space for every 100 seats plus additional parking as in these Regulations for occupancies like those of restaurants, etc. with such stadia or clubs.

By order and in the name of the Governor of Maharashtra,

(Abhiraj Girkar)

Under Secretary to Government.